



**800/808-814 San
Antonio Road**
Planned Community (PC)
Rezoning/PHZ

April 10, 2024

www.cityofpaloalto.org

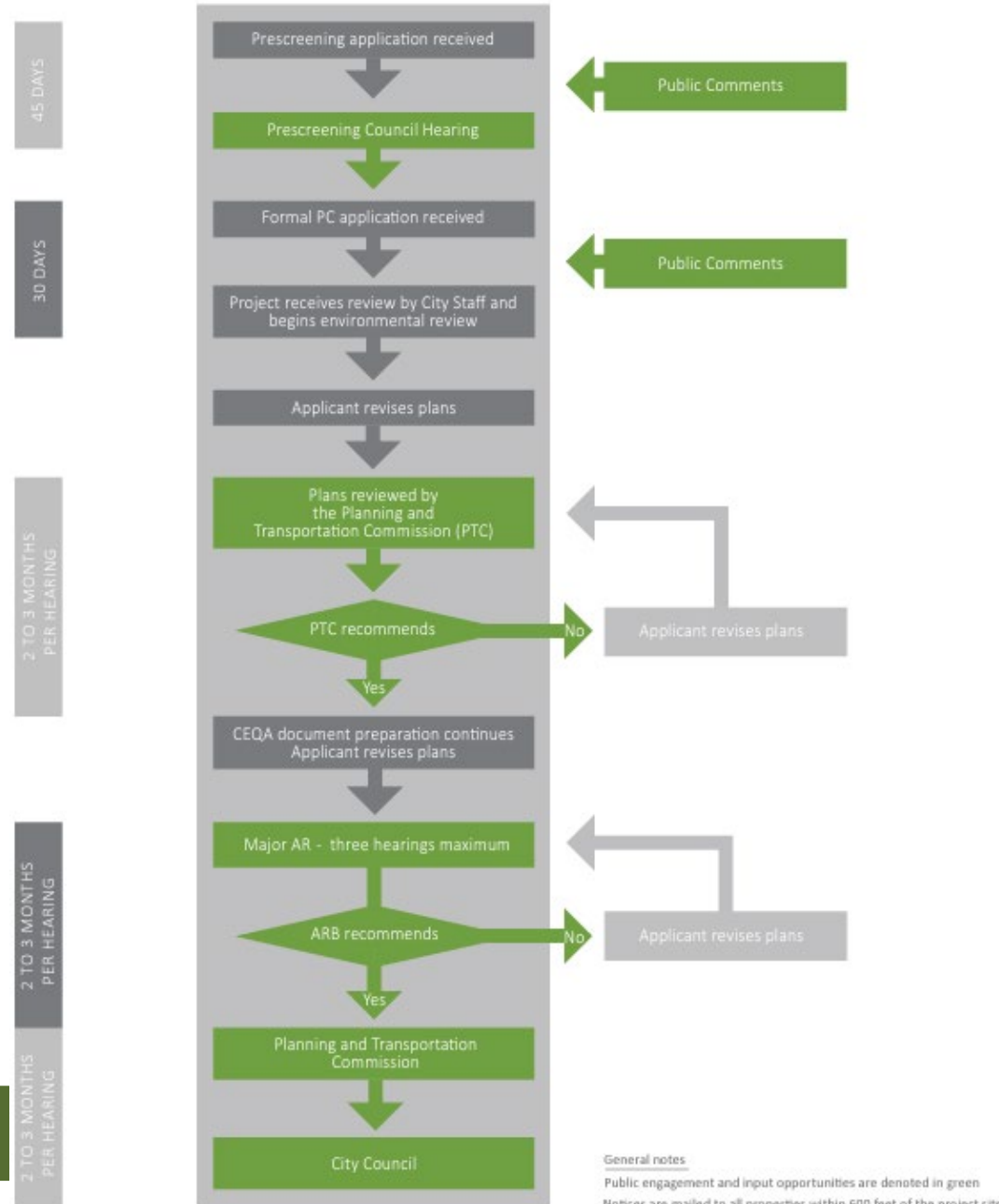


BACKGROUND / PROCESS

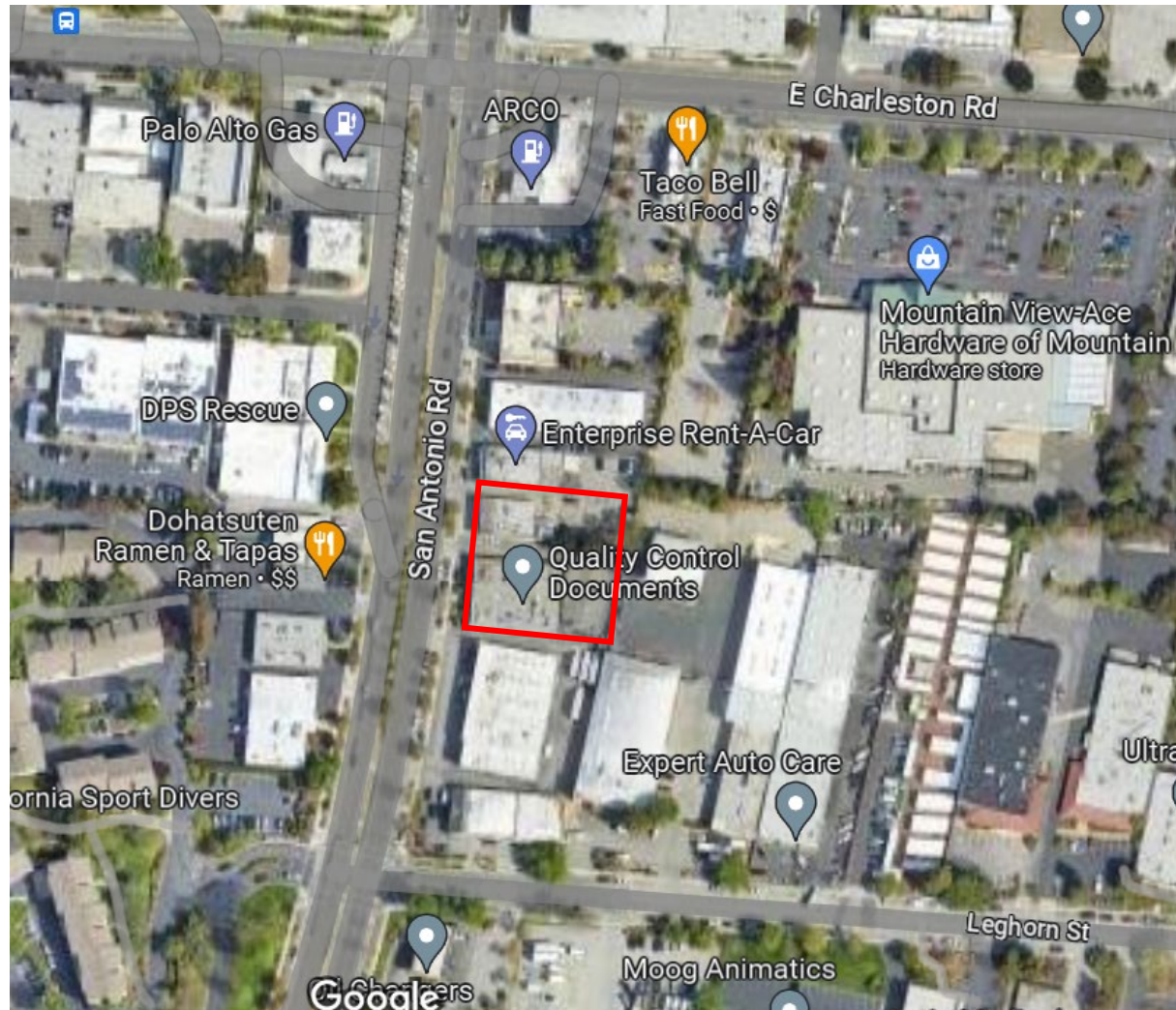
PHZ/PC Process

- Prescreening – August 2022
- Formal application
- Staff review – ongoing
- Initial PTC hearing – June 2023
- ARB hearing(s) – August 2023, March 2024
- ARB recommendation – Rec. Approval w/Ad Hoc
- **PTC hearing – April 2024**
- Council decision

Public comments are accepted at all public hearings, and at any time throughout this process



PROJECT LOCATION



Location

- San Antonio Road near Leghorn Street
- In the Housing Incentive Program (HIP) area

Other nearby projects

- 788 San Antonio
- 824 San Antonio
- 3997 Fabian (SB 330 pre-app)
- 762 San Antonio (SB 330 pre-app)

PROJECT OVERVIEW

A Planned Home Zoning (PHZ)/Planned Community rezoning to include:

- A new five-story exclusively residential building (60 feet) with 75 for-sale units, 20% (15 units) of which will be affordable to a range of income levels (very low, low, and moderate). The building includes two levels of below grade parking garage (148 total spaces)
- The project will require a Vesting Tentative Map to merge two existing parcels and for a condominium subdivision



PROJECT OVERVIEW

Requested Exceptions to Zoning Standards

- 3.0 FAR where 0.4-1.0 is allowed
- 65% Lot Coverage where 50% is allowed
- 60'8" height where 50 feet in height is allowed
- 1,078 sf of retail/commercial use is proposed, where 1,500 sf is required
- Reduced on-site open space requirements for some units
- Below grade garage projects into Special Setback
- Parkland Dedication in lieu fees, where land dedication is required

PROJECT OVERVIEW

Proposed Public Benefits

- 20% actual, 26.4% weighed affordable units
- Majority 2 and 3 bedroom family, ownership units
- Future potential for bike lane improvements

800 San Antonio Below Market Rate Unit Calculation						
	Income Level	Area Median Income	Weighted Value	Number of Units	% of Actual Units	Weighted %
Below Market Rate Units	Very-low Income	31-50%	1.9	6	8.0%	15%
	Low Income	51-80%	1.2	5	6.7%	8%
	Moderate Income	81-120%	0.6	4	5.3%	3%
Typical Units	Above Moderate & Market Rate	121% +	0	60		
Total				75	20.0%	26.4%

ARB AD HOC REVIEW

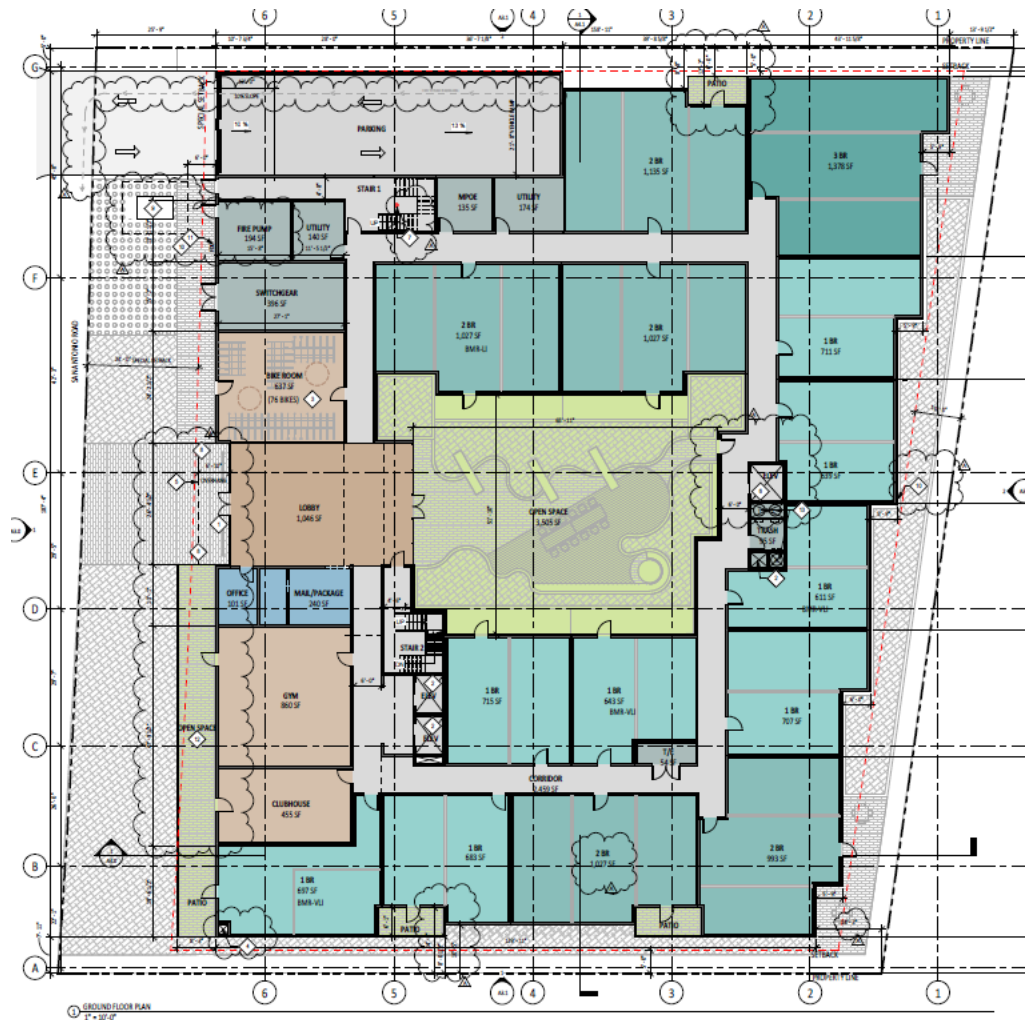
Changes Approved

- Increased FAR by 300 sf to improve hallway circulation
- Total open space provided meets 150 sf per unit requirement
- One private outdoor patio area no longer meets minimum dimensions, to maintain Special Setback
- Shared courtyard and roof deck design and circulation clarified
- Slim vertical obscured glazing windows added in the bicycle storage area

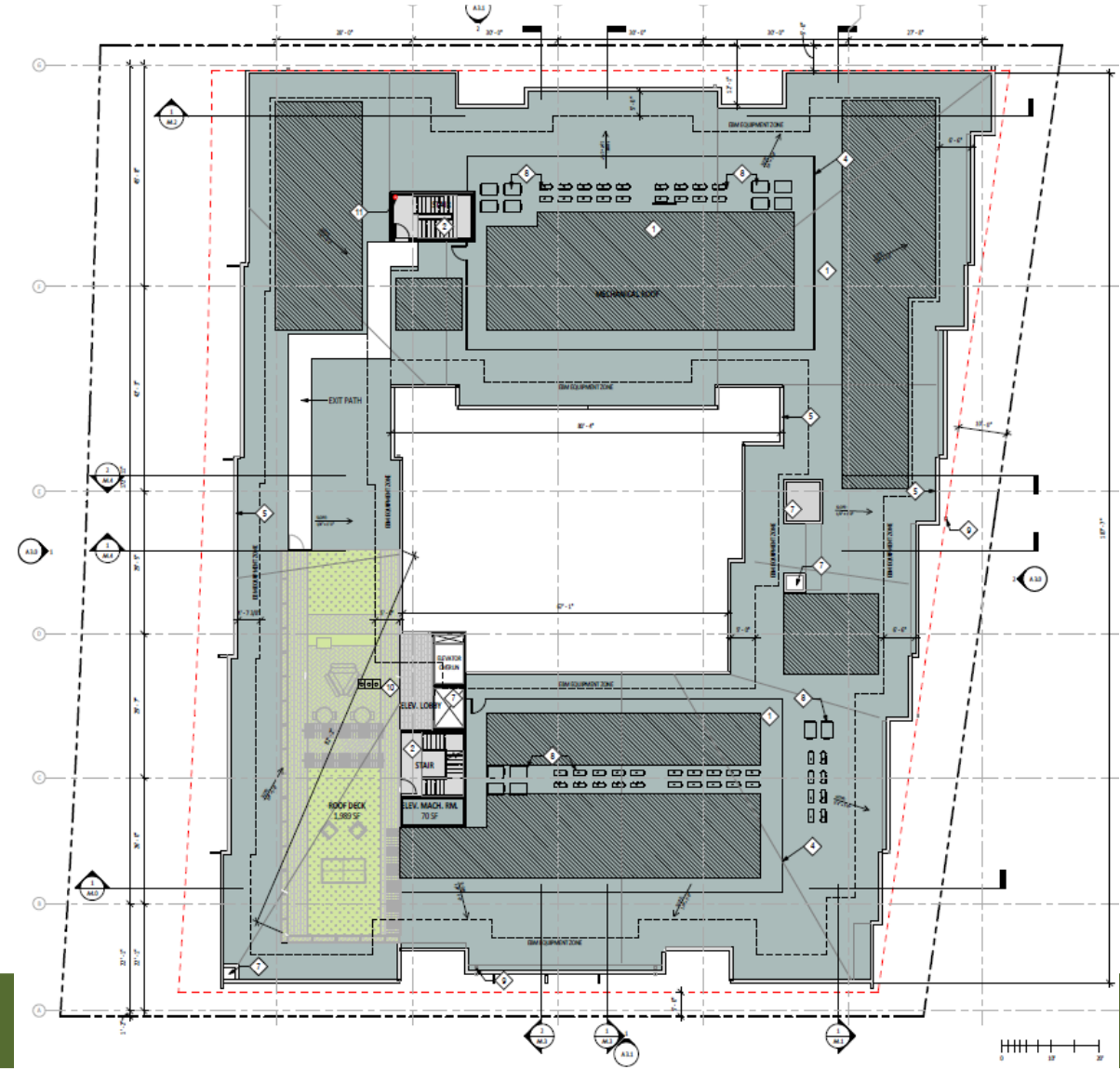
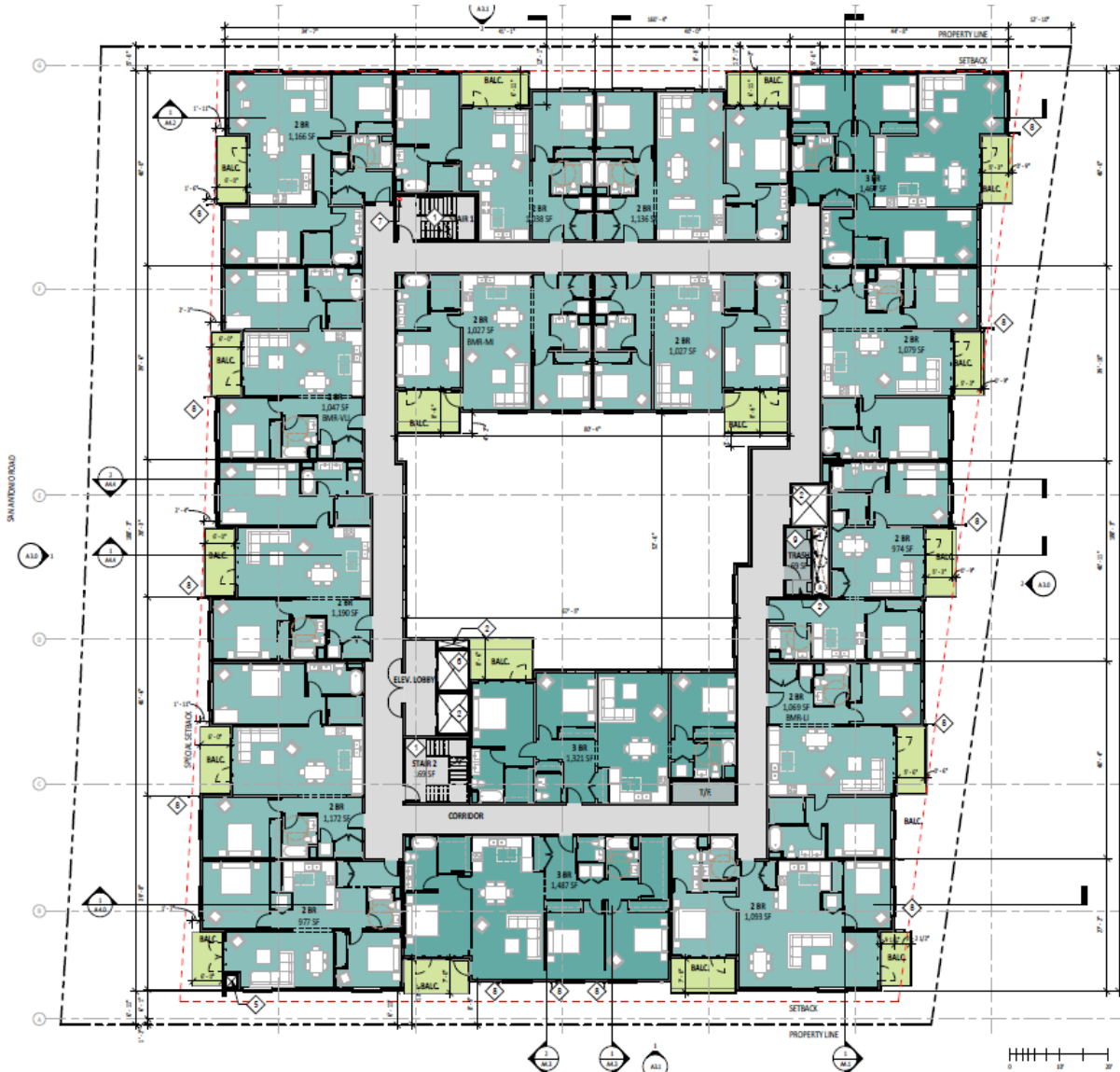
Still Under Review

- Alternatives to improve refuse circulation within the building
- Ensuring design of below grade parking allows for landscape planting above

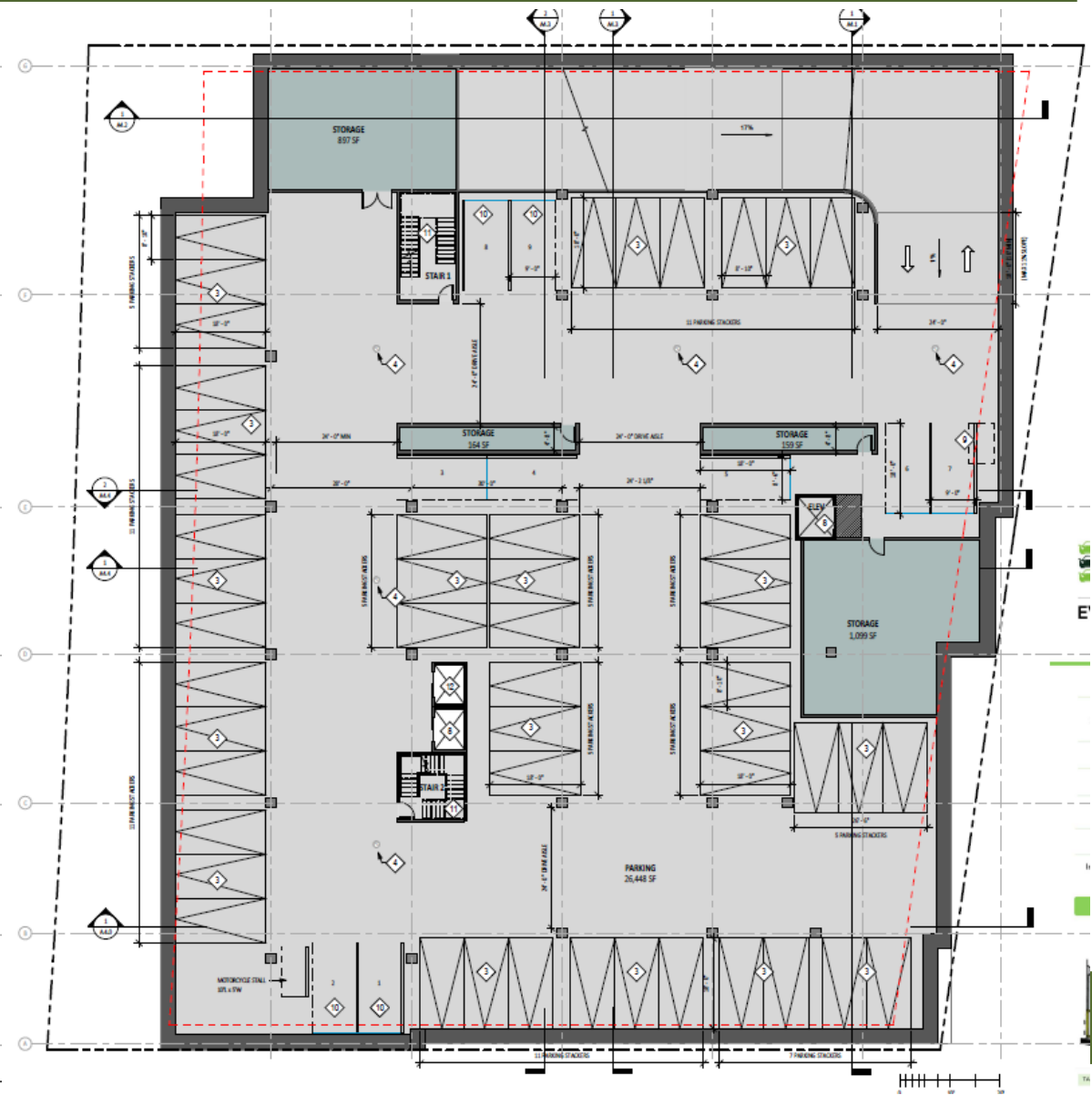
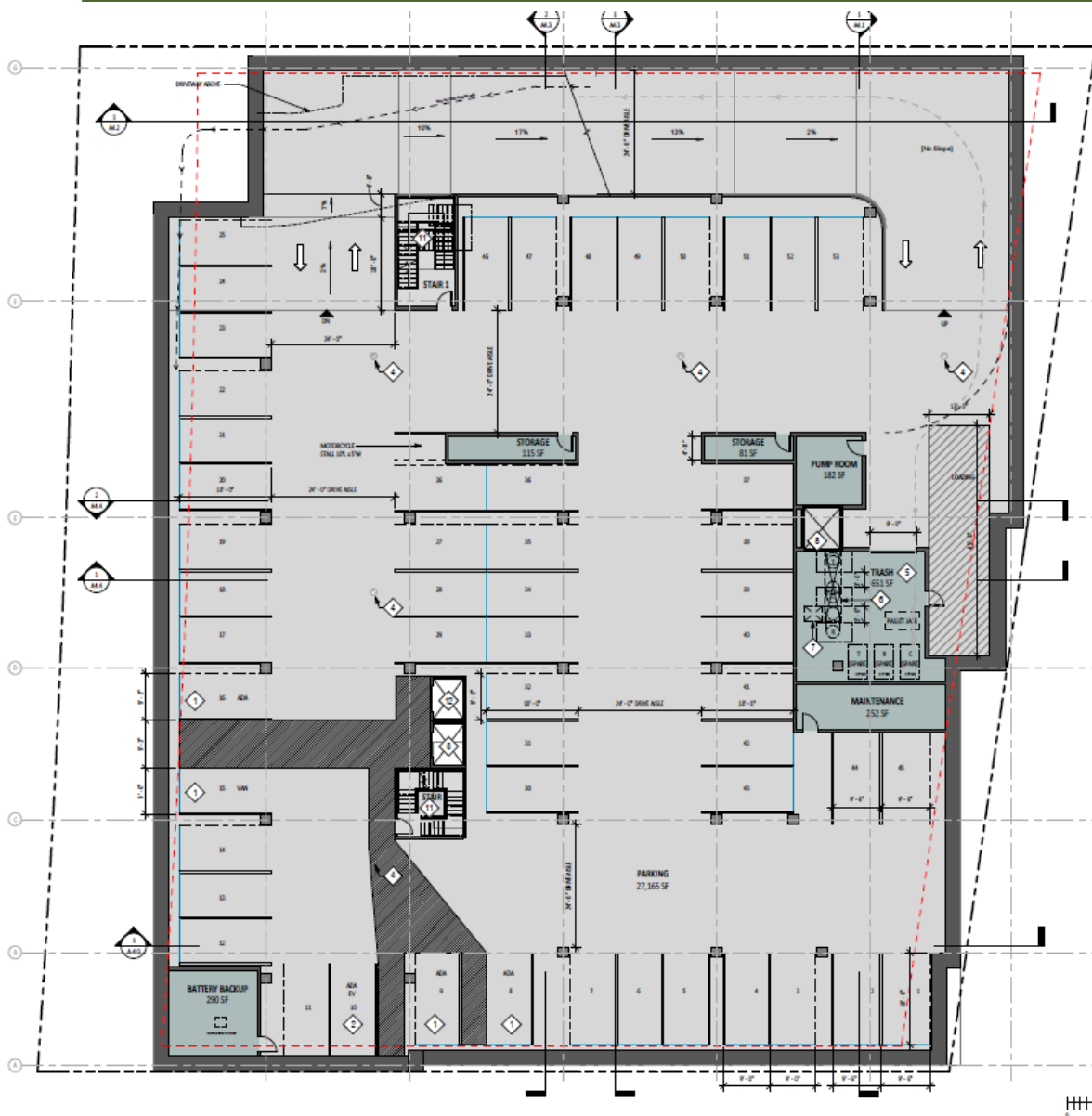
CHANGES FROM PRIOR HEARING



TYPICAL FLOOR PLAN AND ROOF PLAN



PARKING PLANS



ELEVATIONS

Proposed Materials

- Fiber cement panels
- Metal panels
- Metal trim
- Glass windows and railings

Major Changes through ARB

- Refined front entry
- Added warm toned ground floor elements
- Added roof overhangs to 5th floor
- Added roof deck

Front



Rear



ELEVATIONS

Right



Left



COURTYARD



STREETSCAPE



HEIGHT

Height Summary

- 60'8" to top of parapet
- 64' to top of mechanical enclosure, roof deck amenity

Current Code Height

- 50 feet in CS Zone
- 15 ft allowance for mechanical/elevator/etc.
- No Daylight Plane requirement



TREE REPLACEMENT

- There are 10 trees proposed for removal
- 7 trees proposed to be planted
- Equivalent of 24 trees will be paid in-lieu
- Urban Forestry's in-lieu rate is \$650/per tree, \$15,600 for this project

PARKLAND DEDICATION FEES

- The Municipal Code requires parkland dedication for ownership projects with more than 50 units.
- For 75 units, 27,450 sf, or 0.63 acres would be required.
- The project site is 38,194 or 0.88 acres
- No suitable land could be identified
- In Lieu fee estimated at over \$4.08 million

BELOW MARKET RATE ALLOCATION

Proposed BMR

- 20% actual, 26.4% weighted affordable units
- Three 1-bedroom (28%), four 2-bedroom (21%), three 3-bedroom (12%)
- Evenly allocated between the floors

Provided Below Market Rate Unit vs 20% Allocation				
	Total Units	BMR Units	Provided %	20% BMR
1-bed	7	2	29%	1.4
2-bed	52	11	21%	10.4
3-bed	16	2	13%	3.2
Total	75	15	20%	15

CEQA REVIEW

- The previously certified 788 San Antonio Road and Housing Incentive Program Expansion EIR analyzed high-density housing development at this site and on other nearby parcels along San Antonio Road.
- An Addendum has been prepared declaring that no new or more significant impacts would occur as a result of the project.
- Project shall comply with all adopted mitigation measures.

RECOMMENDED MOTION

Staff recommends the Planning and Transportation Commission (PTC) recommend approval of the project to Council.





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ALTO**

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